



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

From: Marsha I. Grigsby, City Manager 

Date: September 4, 2014

Initiated By: Steve Langworthy, Planning Director
Claudia Husak, AICP, Planner II

Re: Preliminary and Final Plat for Crosby Business Park

Summary

This is a request for review and approval of an approximately 95-acre preliminary and final plat for Crosby Business Park, including three lots and right-of-way for a new public street. The plat is at the southeast corner of the intersection of Houchard Road with State Route 161, in the West Innovation District.

Plat Overview

The proposed plat divides the land into three parcels and public right-of-way for a new cul-de-sac street, Crosby Court, as the main plat access point from SR 161. Additional right-of-way is dedicated for SR 161 and Houchard Road. No other street connections are proposed.

The City of Dublin, the property owner, is pursuing economic development agreements for two of the three lots. The plat has been recommended for approval by the Planning and Zoning Commission.

Site Description

The 95-acre site is owned by the City of Dublin and zoned WID-ID3, West Innovation District – Research and Assembly. The site has 1,600 feet of frontage on SR 161 to the north, and 2,500 feet on Houchard Road to the west. AEP constructed a substation on an approximately 5-acre parcel surrounded by this site on three sides. To the south are the soccer fields of Darree Fields Community Park, and to the east are office, warehouse and industrial uses along Fishel Drive in Washington Township. Across Houchard Road to the west is vacant land in Washington Township (future City of Columbus per the Sewer and Water Service Agreements) and land to the north across SR 161 is in Washington Township and is primarily farmland.

The surrounding sites within Dublin are also zoned WID-ID3. The site is vacant and has been actively farmed. The rectangular site has a small stand of trees in its northwest portion.

Plat Description

The proposed preliminary plat includes street sections for Crosby Court, the new public street providing access to all three lots, as described below. Additional right-of-way will be dedicated for SR 161 and Houchard Road per the adopted Thoroughfare Plan.

Crosby Court

The plat has 60 feet of right-of-way for Crosby Court. Crosby Court will be approximately 650 feet long and enters at the center of the site's frontage along SR 161. Crosby Court will have a five-foot sidewalk and an eight-foot tree lawn with 26 feet of pavement from back of curb. A ten-foot right turn lane will be provided along the east side of the road near the plat entrance for a pavement width of 37 feet at that point. The right-of-way at the intersection of Crosby Court and SR 161 has been sized to accommodate the construction of a future roundabout if needed.

State Route 161

The plat dedicates an additional 30 feet of right-of-way for SR 161 for a future total right-of-way of 140 feet. Both a right hand turn lane and a left turn lane will be constructed on SR 161 at the intersection with Crosby Court. A multi-use path will be required to be installed on SR 161 by the future lot owners as part of the site development.

Houchard Road

The plat provides an additional 20 feet of right-of-way for Houchard Road for a total future right-of-way of 100 feet. No improvements are currently planned for Houchard Road. A multi-use path will be required to be installed by the future lot owners as part of the site development.

Lot 1

Lot 1 is 9.338 acres in the northwest corner of the site. The lot will have 650 feet of frontage along SR 161, 550 feet on Houchard Road, and 550 feet along Crosby Court. A 50-foot front building line is on the plat, which meets the West Innovation District zoning requirements for arterial streets. The 30-foot building setback along Crosby Court meets Code for a local street. All other setbacks will be determined by building height.

Lot 2

Lot 2 is 10.35 acres in the northeast corner of the site. The lot will have frontages of 500 feet and 550 along Crosby Court, and 800 feet on SR 161. Building setbacks are 30 feet along Crosby Court and 50 feet along SR 161. All other setbacks will be determined by building height. Lot 2 includes a 60-foot easement along the southern property boundary for access to the AEP substation. Utilities will also be within this easement. Electric and utility easements are also proposed along the eastern site boundary.

Lot 3

Lot 3 is 68.747 acres with approximately 2,000 feet of frontage on Houchard Road with access from the Crosby Court cul-de-sac. A 50-foot building setback is required along Houchard and shown on the plat. All other setbacks will be determined by building height.

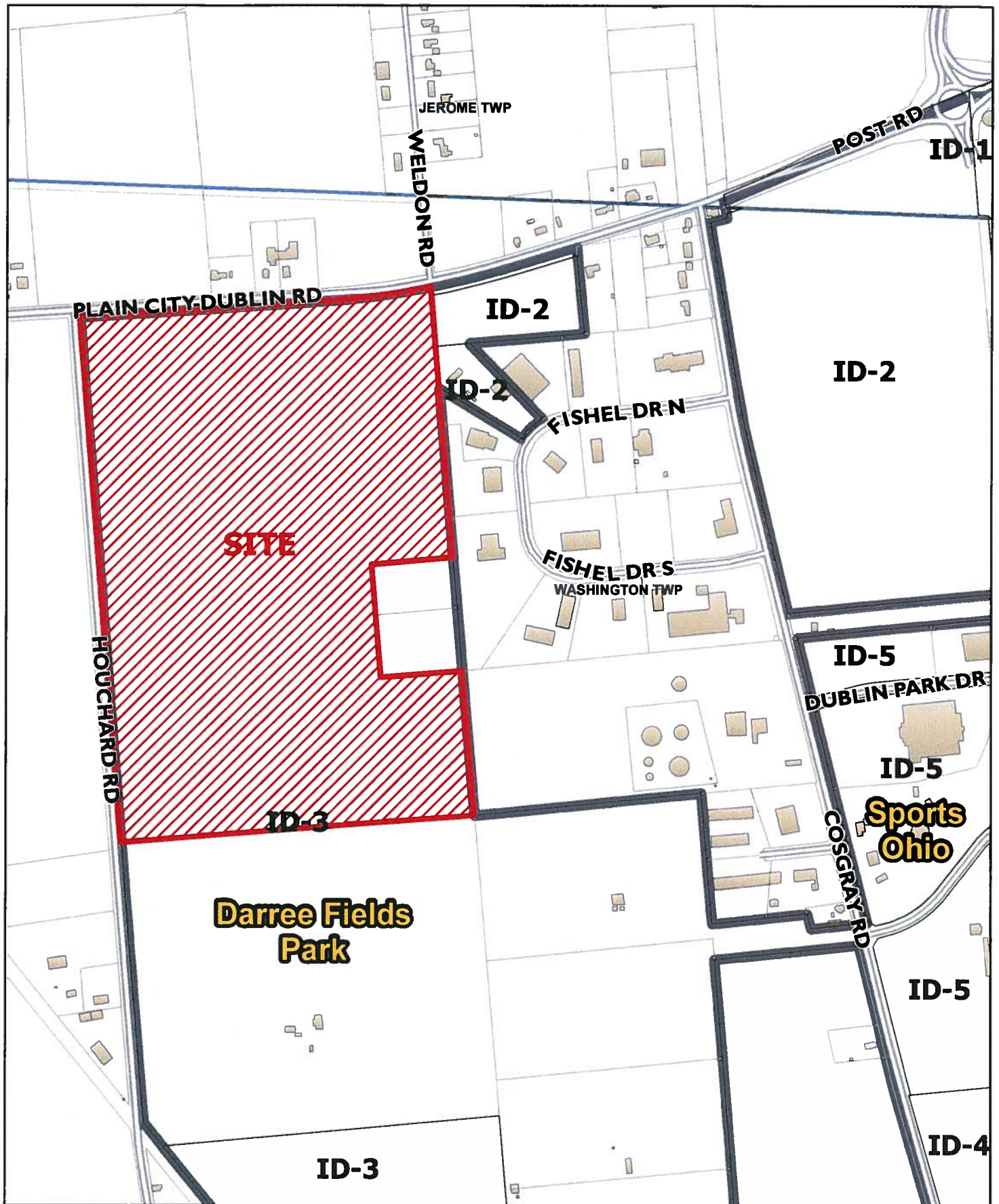
Recommendation of the Planning and Zoning Commission

The Planning and Zoning Commission recommended approval to City Council of this preliminary and final plat on August 21, 2014 with one condition that will be monitored as site development occurs:

- 1) That the future lot owners install a multi-use path along State Route 161 and Houchard as part of the future site development, subject to approval by Engineering.

Recommendation

The proposed plat conforms to requirements of the preliminary and final plat review criteria and Planning recommends City Council approval at the September 8, 2014 meeting.



City of Dublin

14-079PP/FP
Preliminary Plat/Final Plat
Houchard Road

0 400 800
Feet





CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

- | | |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <input type="checkbox"/> Informal Review | <input checked="" type="checkbox"/> Final Plat (Section 152.085) |
| <input type="checkbox"/> Concept Plan (Section 153.056(A)(1)) | <input type="checkbox"/> Conditional Use (Section 153.236) |
| <input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053) | <input type="checkbox"/> Corridor Development District (CDD) (Section 153.115) |
| <input type="checkbox"/> Final Development Plan (Section 153.053(E)) | <input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115) |
| <input type="checkbox"/> Amended Final Development Plan (Section 153.053(E)) | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Standard District Rezoning (Section 153.018) | <input type="checkbox"/> Right-of-Way Encroachment |
| <input checked="" type="checkbox"/> Preliminary Plat (Section 152.015) | <input type="checkbox"/> Other (Please Specify): _____ |

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

| | |
|---------------------------------------|----------------------------------|
| Property Address(es): Houchard Road | |
| Tax ID/Parcel Number(s): 275000001 | Parcel Size(s) (Acres): 96.32 |
| Existing Land Use/Development: Vacant | |

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

| |
|--------------------------------------------|
| Proposed Land Use/Development: N/A |
| Total acres affected by application: 96.32 |

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

| | |
|-------------------------------------------------------------------------------------------------|------|
| Name (Individual or Organization): Marsha I. Grigsby, City of Dublin | |
| Mailing Address: 5200 Emerald Parkway, Dublin, Ohio 43017 (Street, City, State, Zip Code) | |
| Daytime Telephone: 614-410-4400 | Fax: |
| Email or Alternate Contact Information: chusak@dublin.oh.us | |

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

| | | |
|-----------------------------------------------------|------|--------------------------------------------------------------------------------------------|
| Name: | | Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/> |
| Organization (Owner, Developer, Contractor, etc.): | | |
| Mailing Address: (Street, City, State, Zip Code) | | |
| Daytime Telephone: | Fax: | |
| Email or Alternate Contact Information: | | |

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

| | |
|-----------------------------------------------------------------------------------------------|------|
| Name: Claudia Husak | |
| Organization (Owner, Developer, Contractor, etc.): City of Dublin | |
| Mailing Address: (Street, City, State, Zip Code) 5800 Shier Rings Road, Dublin, Ohio 43016 | |
| Daytime Telephone: 614-410-4675 | Fax: |
| Email or Alternate Contact Information: chusak@dublin.oh.us | |

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| I, <u>Marsha I. Grigsby</u> , the owner, hereby authorize <u>Claudia D. Husak</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative. | |
| Signature of Current Property Owner: | Date: |

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| I, _____, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application. | |
| Signature of applicant or authorized representative: | Date: |

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| I <u>Claudia D. Husak</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant. | |
| Signature of applicant or authorized representative: | Date: |

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| I <u>Claudia D. Husak</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief. | |
| Signature of applicant or authorized representative: | Date: |

Subscribed and sworn to before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

| FOR OFFICE USE ONLY | | | |
|-----------------------------------------------------------------|-----------------|--------------------------------|------------------|
| Amount Received: | Application No: | P&Z Date(s): | P&Z Action: |
| Receipt No: | Map Zone: | Date Received: | Received By: CDH |
| City Council (First Reading): | | City Council (Second Reading): | |
| City Council Action: | | Ordinance Number: | |
| Type of Request: Preliminary Plat/Final Plat | | | |
| N, S, E, W (Circle) Side of: SR 161 | | | |
| N, S, E, W (Circle) Side of Nearest Intersection: Houchard Road | | | |
| Distance from Nearest Intersection: 0' | | | |
| Existing Zoning District: ID-3, Research and Assembly | | Requested Zoning District: N/A | |

500' Range

Dublin Resident
7685 Fishel Dr S.
Dublin, OH 43016

Ellis Brothers Inc.
6279 Houchard Rd
Dublin, OH 43016

RGM Investments LTD
7686 Fishel Dr N.
Dublin, OH 43016

Talg Limited LLC
7672 Fishel Dr N.
Dublin, OH 43016

Cleve Igoe
7665 Fishel Dr S.
Dublin, OH 43016

Cleve Igoe
7667 Fishel Dr S.
Dublin, OH 43016

Fishel Investments LLC
7680 Fishel Dr N.
Dublin, OH 43016

Doris Reed
8068 Dublin Plain City Rd
Plain City, OH 43064

Kenneth Fulk
7890 Dublin Plain City Rd
Plain City, OH 43064

Kenneth Fulk
7804 Dublin Plain City Rd
Plain City, OH 43064

Kenneth Fulk
7846 Dublin Plain City Rd
Plain City, OH 43064

Robert Williams
7608 Dublin Plain City Rd
Plain City, OH 43064

Cleve Igoe
7659 Fishel Dr S.
Dublin, OH 43016

Cleve Igoe
7663 Fishel Dr S.
Dublin, OH 43016

Citgo Petroleum Corp.
6433 Cosgray Rd
Dublin, OH 43016

JDC Developments LTD
7658 Fishel Dr N.
Dublin, OH 43016

Ellis Brothers Inc.
6235 Houchard Rd
Dublin, OH 43016

Compass Construction Inc.
7670 Fishel Dr S.
Dublin, OH 43016

150' Range

Dublin Resident
7685 Fishel Dr S.
Dublin, OH 43016

Ellis Brothers Inc.
6279 Houchard Rd
Dublin, OH 43016

RGM Investments LTD
7686 Fishel Dr N.
Dublin, OH 43016

Talg Limited LLC
7672 Fishel Dr N.
Dublin, OH 43016

Cleve Igoe
7665 Fishel Dr S.
Dublin, OH 43016

Cleve Igoe
7667 Fishel Dr S.
Dublin, OH 43016

Fishel Investments LLC
7680 Fishel Dr N.
Dublin, OH 43016

Doris Reed
8068 Dublin Plain City Rd
Plain City, OH 43064

Kenneth Fulk
7890 Dublin Plain City Rd
Plain City, OH 43064

Kenneth Fulk
7804 Dublin Plain City Rd
Plain City, OH 43064

Kenneth Fulk
7846 Dublin Plain City Rd
Plain City, OH 43064

Robert Williams
7608 Dublin Plain City Rd
Plain City, OH 43064

Cleve Igoe
7659 Fishel Dr S.
Dublin, OH 43016

Cleve Igoe
7663 Fishel Dr S.
Dublin, OH 43016

Citgo Petroleum Corp.
6433 Cosgray Rd
Dublin, OH 43016



PRELIMINARY PLAT
CROSBY BUSINESS PARK
LYING IN
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN
SURVEY NO. 6954
VIRGINIA MILITARY DISTRICT
August 2014

DESCRIPTION:

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Survey Number 6954 of the Virginia Military District, being all of a 1.561 acre tract and all of the remainder of an original 100.004 acre tract as conveyed to the City of Dublin, Ohio, an Ohio municipal corporation by deed of record in Instrument Number 201302250031726 and 200212300334467, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly depicted as follows:

Beginning at a magnetic nail set at the centerline intersection of Houshield Road (60 feet in width), and State Route 161 (60 feet in width), being the northeasterly corner of the original 100.004 acre tract;

Thence the following two (2) courses and distances along the centerline of State Route 161, and the northerly line of the original 100.004 acre tract:

1. North 89°27'48" East, a distance of 120.20 feet, to a magnetic nail set at a point of curvature;

2. Along the arc of a curve to the left having a central angle of 07°39'17", a radius of 3818.72 feet, an arc length of 510.31 feet, with a chord bearing North 82°38'10" East, and a chord length of 509.94 feet, to a magnetic nail set on the line between VMS 6954 and VMS 6748 at the northeasterly corner of the original 100.004 acre tract, being the northeasterly corner of the original 100.004 acre tract, Ohio by deed of record in Instrument Number 201002100016822 for high-of-way purposes;

Thence South 04°46'59" East, a distance of 1323.09 feet, along easterly line of the original 100.004 acre tract, being the northeasterly corner of the original 100.004 acre tract, Ohio by deed of record in Instrument Number 201404030041007, and the subdivision of "Pined Industrial Park No. 1," Third Amended Subdivision Plar" of record in Plat Book 577, Page 70, passing a 59 inch rebar bound (5.17 feet west) at 72.43 feet, a 3/4 inch iron pipe bound (5.17 feet west) at 114.50 feet, and a 3/4 inch iron pipe bound (5.17 feet west) at 114.50 feet, to a 3/4 inch iron pipe bound at the southeasterly corner of said 1.561 acre tract;

Thence South 85°11'02" West, a distance of 390.00 feet, along the southerly line of the 1.561 acre tract, being the southeasterly corner of the original 100.004 acre tract, Ohio by deed of record in Instrument Number 201302250031726 and 200212300334467, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly depicted as follows:

Beginning at a magnetic nail set at the centerline intersection of Houshield Road (60 feet in width), and State Route 161 (60 feet in width), being the northeasterly corner of the original 100.004 acre tract;

Thence the following two (2) courses and distances along the westerly and southerly lines of the 2.743 acre tract:

1. South 04°46'59" East, a distance of 642.98 feet, to a 5/8 inch rebar bound (Central Survey cap) at the southeasterly corner;

2. North 85°11'02" East, a distance of 390.00 feet, to Franklin County Monument FCGS 2119 on the easterly line of the original 100.004 acre tract, being the line between VMS 6954 and VMS 6748 at the southeasterly corner of the original 100.004 acre tract, Ohio by deed of record in Instrument Number 201002100016822, for high-of-way purposes;

Thence South 04°46'59" East, a distance of 702.35 feet, along easterly line of the original 100.004 acre tract, being a line common VMS 6954 and VMS 6748 and the westerly line of the 25.683 acre tract and a 17.220 acre tract conveyed to City of Dublin by deed of record in Official Record 19206 J13, to the southeasterly corner of the original 100.004 acre tract, being the southeasterly corner of the original 100.004 acre tract, Ohio by deed of record in Instrument Number 201302250031726 and 200212300334467, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly depicted as follows:

Beginning at a magnetic nail set at the centerline intersection of Houshield Road (60 feet in width), and State Route 161 (60 feet in width), being the northeasterly corner of the original 100.004 acre tract;

Thence South 85°11'02" West, a distance of 1716.83 feet, along the southerly line of the original 100.004 acre tract, being the southeasterly corner of the original 100.004 acre tract, Ohio by deed of record in Instrument Number 201302250031726 and 200212300334467, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly depicted as follows:

Beginning at a magnetic nail set on the centerline of Houshield Road at the southeasterly corner of the original 100.004 acre tract;

Thence North 04°35'09" West, a distance of 2544.89 feet, along the centerline of Houshield Road, a line common to the westerly line of the original 100.004 acre tract and the easterly line of a 52.158 acre tract conveyed to On-Family LP by deed of record in Instrument Number 200108030176657 to the Point of Beginning, containing 95.141 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

Consisting of Parcel Number 275-000001



VICINITY MAP
(NOT TO SCALE)

ZONING NOTE:
The subject property is currently zoned West Innovation District ID-3

BASIS OF BEARINGS:

The bearings shown herein are based on the grid bearing of North 05°00'00" West between Franklin County Engineer's Monuments FCGS 8649 and FCGS 8850 as determined by a GPS network of field observations performed in July, 2014, (State Plane Coordinate System, South Zone, NAD 83 (NAD83 2011)).

BENCHMARKS:

Franklin County Monument 1029
Brass IAG in concrete monument at the intersection of Houshield Road and Dublin-Plain City Road, 16.5 feet north of the centerline of Dublin-Plain City Road, 33.0 feet southeast of a power pole, 0.3 feet below the ground.
Elevation: 948.076 (NAVD 88)

FLOOD NOTE:

The subject property lies in Zone X areas determined to be outside the 0.2% annual chance floodplain, as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), Number 38040C0127 K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.

OWNER:

City of Dublin, Ohio
300 South High Road
Dublin, Ohio 43017
Phone: (614) 410-4800

SHEET INDEX:

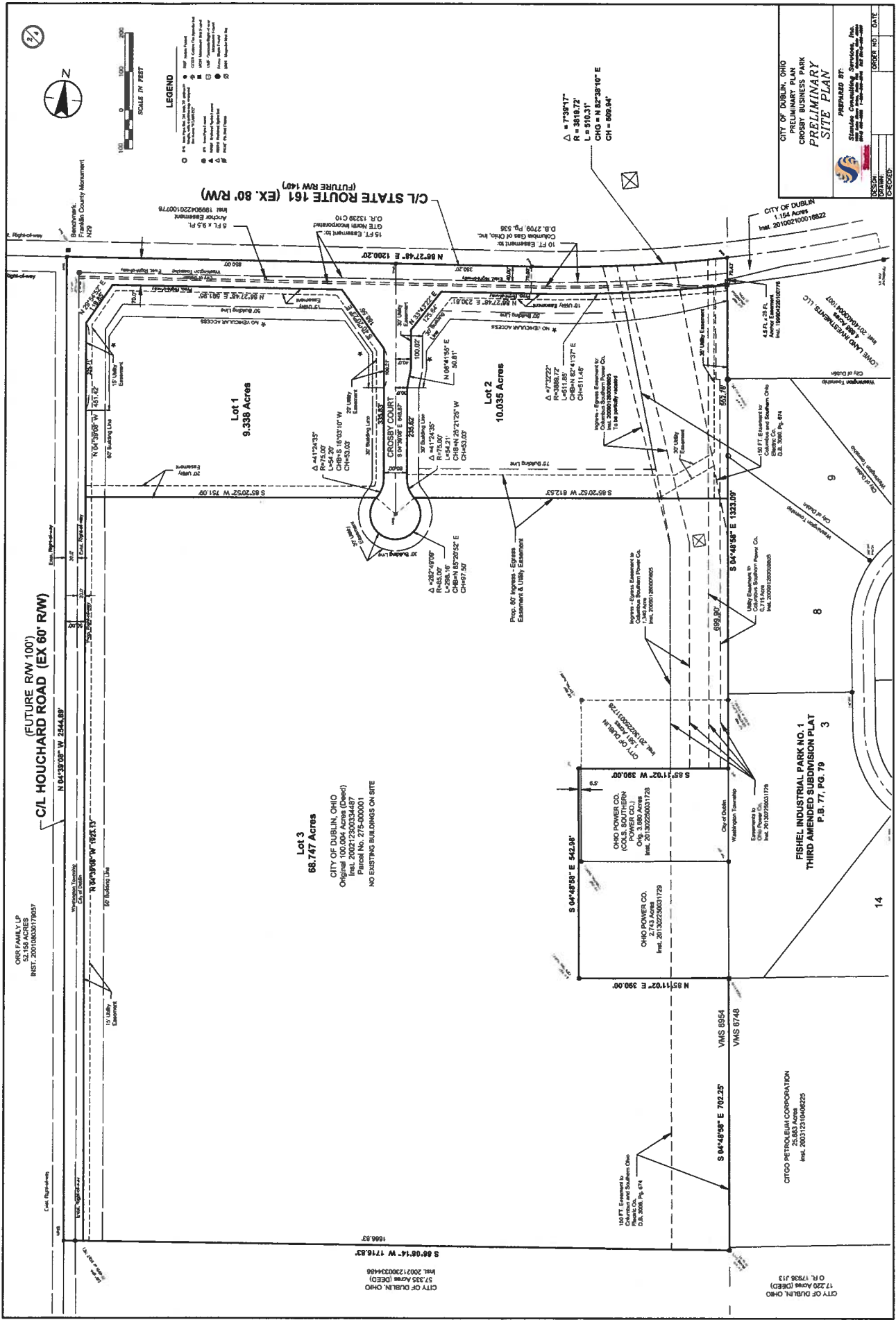
- Title Sheet 1
- Site Plan 2
- Utility Plan 3
- Street Typical Section 4

CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK
**PRELIMINARY
TITLE SHEET**

PREPARED BY:
Sundman Consulting Services, Inc.
10000 North High Road
Dublin, Ohio 43017
Phone: (614) 410-4800

DESIGN: _____
DATE: _____

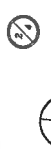
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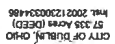
ORR FAMILY LP
52.158 ACRES
INST. 200106030176057

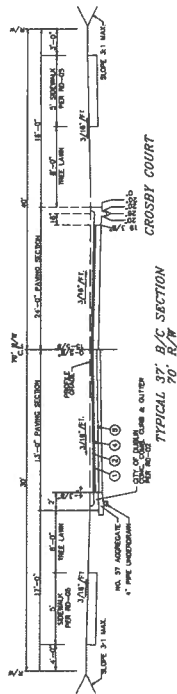
C/L HOUGHARD ROAD (EX 60' RW)
(FUTURE RW 100')

BRANDYBURY
FRANKLIN COUNTY MONUMENT
N29

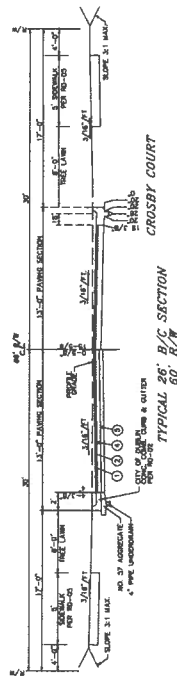


- LEGEND**
- 100' Easement
 - 50' Easement
 - 20' Easement
 - 10' Easement
 - 5' Easement
 - 3' Easement
 - 1' Easement
 - 0.5' Easement
 - 0.25' Easement
 - 0.125' Easement
 - 0.0625' Easement
 - 0.03125' Easement
 - 0.015625' Easement
 - 0.0078125' Easement
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SR 161 EAST OF CROSBY COURT
PAVEMENT SECTION TO BE
DETERMINED DURING DESIGN



NOTE: ALL NEW C&T DIMENSIONS REFER TO AGGREGATE BASE STREET

SR 161 WEST OF CROSBY COURT
PAVEMENT SECTION TO BE
DETERMINED DURING DESIGN

- AGGREGATE BASE STREETS
- ① 1 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1 PG 64-22, MEDIAN TRAFFIC, STD 448
 - ② 1 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 PG 64-22, MEDIAN TRAFFIC, STD 448
 - ③ 6" FINISHED AGGREGATE BASE, TYPE 3 PG 64-22, MEDIAN TRAFFIC, STD 448
 - ④ 6" FINISHED AGGREGATE BASE, TYPE 3 PG 64-22, MEDIAN TRAFFIC, STD 448
 - ⑤ 6" AGGREGATE BASE, TYPE 3 PG 64-22, MEDIAN TRAFFIC, STD 448

CITY OF DUBLIN, OHIO
PRELIMINARY PLAN
CROSBY BUSINESS PARK
PRELIMINARY
TYPICAL SECTIONS

DESIGN
DATE

DESIGNED
DATE

DRAWN
DATE

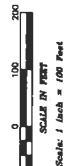
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PREPARED BY:
Shirley C. Clevinger, Inc.
10000 W. 12th Ave., Suite 200
Westland, MI 48090-1200
734-441-1000

PROJECT NO.:
DATE

[illegible]

SHEET 1 OF 2



- Permanent rebar set (sold one inch less than
 running through concrete at least four
 inches in diameter and thirty inches long)
- Iron Pipe (4-in. iron pipe with elastic cap)
- Iron Pipe (6-in. iron pipe with elastic cap)
- Magnesium Rod Set
- Carbon City Splice Found (open)
- Railroad Splice Found
- MON Measurements (Bar Found)

DU = Drainage and Utility Easement



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 21, 2014

The Planning and Zoning Commission took the following action at this meeting:

5. Houchard Road –Preliminary Plat/Final Plat Houchard Road & SR 161
14-079PP/FP Preliminary Plat/Final Plat

Proposal: To subdivide approximately 98 acres into three lots and provide for right-of-way for a new public street, for a site at the southeast corner of the intersection of Houchard Road with State Route 161.

Request: Review and recommendation of approval to City Council of a Preliminary Plat and a Final Plat under the provisions of the subdivision regulations.

Applicant: Marsha Grigsby, City Manager for City of Dublin, OH

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION: Amy Salay moved, John Hardt seconded, to recommend approval to City Council for this Preliminary and Final Plat application because the proposal complies with the Preliminary and Final Plat criteria, with one condition:

- 1) That the future lots owners install a bikepath along State Route 161 and Houchard as part of the future site development, subject to approval by Engineering.

*Claudia Husak agreed to the above condition.

VOTE: 6 – 0.

RESULT: The Preliminary and Final Plat will be forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

| | |
|-----------------------|--------|
| Chris Amorose Groomes | Yes |
| Richard Taylor | Yes |
| Amy Kramb | Yes |
| John Hardt | Yes |
| Todd Zimmerman | Yes |
| Victoria Newell | Absent |
| Amy Salay | Yes |

STAFF CERTIFICATION

Claudia D. Husak, AICP, Planner II

**5. Houchard Road –Preliminary Plat/Final Plat
14-079PP/FP**

**Houchard Road & SR 161
Preliminary Plat/Final Plat**

The Chair Chris Amorose Groomes introduced this application for a request to subdivide approximately 98 acres into three lots and provide for right-of-way for a new public street, for a site at the southeast corner of the intersection of Houchard Road with State Route 161. She said the Commission will forward the recommendation on this to City Council for the Preliminary Plat and Final Plat.

Ms. Amorose Groomes asked if there was anyone present this evening to speak with respect to this application. [Hearing none.] She said there is one condition proposed by Staff and asked if the applicant was present. Claudia Husak said she was representing the applicant.

Ms. Amorose Groomes asked Ms. Husak if she agreed to the condition she wrote:

- 1) That the future lots owners install a bikepath along State Route 161 and Houchard Road as part of the future site development, subject to approval by Engineering.

Ms. Husak said she absolutely agreed to the above condition.

Motion Vote

Ms. Salay moved, Mr. Hardt seconded, to recommend approval to City Council for this Preliminary and Final Plat application with one condition. The vote was as follows: Ms. Kramb, yes; Ms. Amorose Groomes, yes; Mr. Zimmerman, yes; Mr. Taylor, yes; Mr. Hardt, yes; and Ms. Salay, yes.
(Approved 6 – 0)

City of Dublin Planning and Zoning Commission

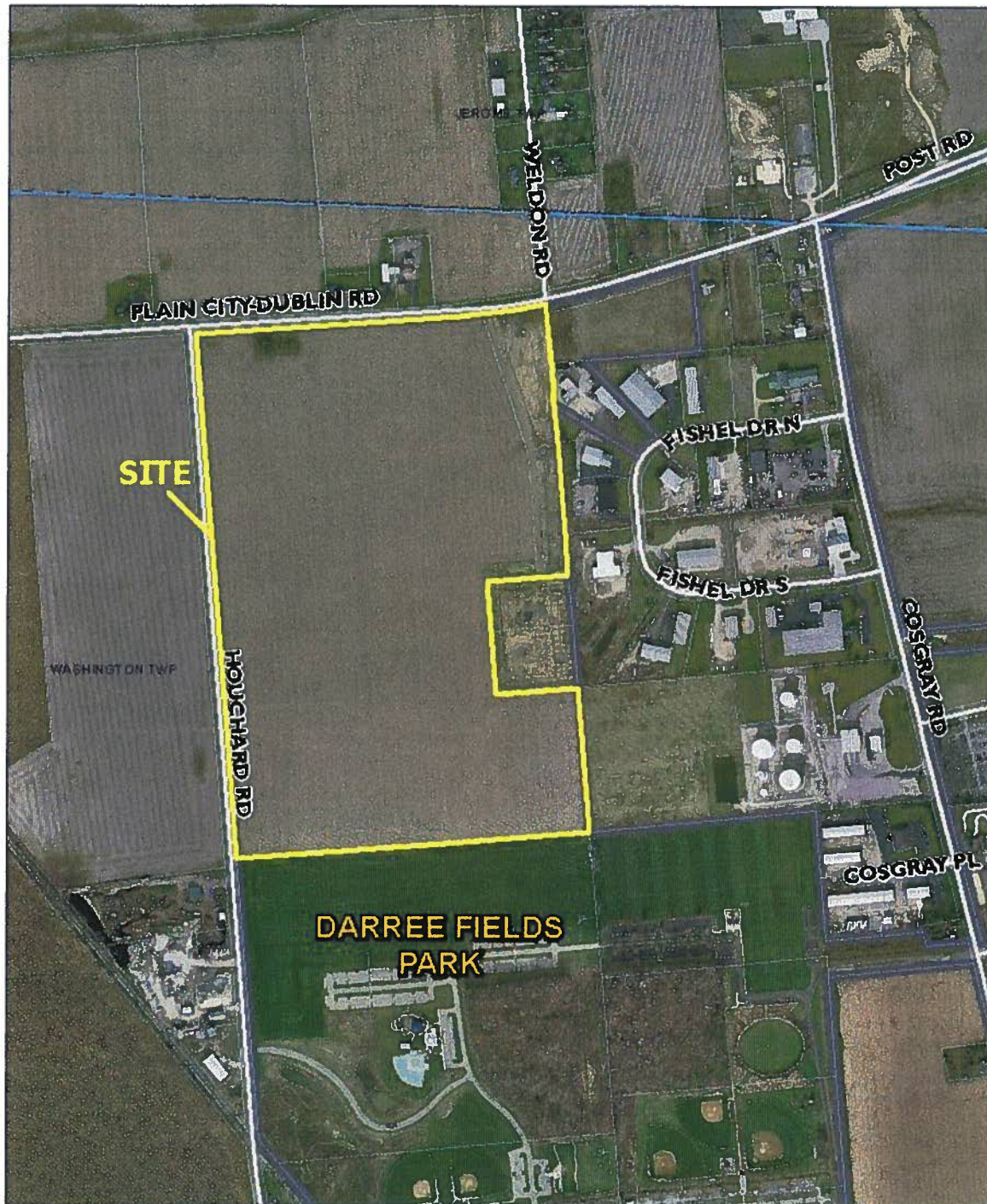
Planning Report

Thursday, August 21, 2014

Houchard Road – Crosby Business Park Plat

Case Summary

| | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item | 5 |
| Case Number | 14-079 PP/FP |
| Site Location | Southeast corner of the intersection of Houchard Road with State Route 161 West of |
| Proposal | A subdivision of approximately 98 acres into three lots and the provision of right-of-way for a new public street in the West Innovation District. |
| Applicant | Marsha I. Grigsby, City Manager, City of Dublin. |
| Planning Contact: | Claudia D. Husak, AICP, Planner II (614) 410-4675, chusak@dublin.oh.us |
| Requests | Review and recommendation of approval to City Council of a preliminary plat and a final plat under the provisions of the Subdivision Regulations Section. |
| Planning Recommendation | <i>Approval of the preliminary and final plats with one condition.</i> Based on Planning's analysis, the proposal meets the requirements of the Subdivision Regulations. |
| Condition | 1) That the future lots owners install a bikepath along State Route 161 and Houchard as part of the future site development, subject to approval by Engineering. |



City of Dublin

14-079PP/FP
Preliminary Plat/Final Plat
Houchard Road

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Feet



| Facts | |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Area | 96-acre site owned by the City of Dublin |
| Zoning | WID-ID3, West Innovation District – Research and Assembly |
| Surrounding Zoning and Uses | The site is part of the West Innovation District and has frontage on SR 161 to the north and Houchard Road to the west. AEP constructed a substation on an approximately 4-acre parcel surrounded by this site. To the south are soccer fields in the Darree Fields Community Park and to the east are office, warehouse and industrial uses along Fishel Drive in Washington Township. Across Houchard Road to the west is vacant land in Washington Township (future City of Columbus per the Sewer and Water Service Agreements) and land to the north across SR 161 is in Washington Township and includes primarily farmland. The surrounding sites within Dublin are zoned WID-ID3. |
| Site Features | The site is vacant and has been farmed this and other seasons. The site has 1,600 feet of frontage along SR 161 and 2,500 feet of frontage along Houchard Road. The site is rectangular in shape and a small stand of trees is located in the northwest portion of the site. The site is relatively flat |

| Details | | Preliminary and Final Plats |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Plat Overview | <p>The proposed plat divides the land into three parcels and provides public right-of-way for a new cul-de-sac street, Crosby Court as the main access point from SR 161 to all three lots. Additional right-of-way is dedicated for SR 161 and Houchard Road. No other street connections are proposed at this time.</p> <p>The City of Dublin, as the property owner, is pursuing economic development agreements for two of the three lots to be platted. Subdividing the land will streamline the review process for the future site owners within the West Innovation District.</p> | |
| Streets | <p>The proposed preliminary plat includes street sections for Crosby Court, the new public street providing access to all three lots, as described below. Additional right-of-way will be dedicated for SR 161 and Houchard Road per the adopted Thoroughfare Plan.</p> <p><i>Crosby Court</i> The plat provided 60 feet of right-of-way for Crosby Court with an additional 10 feet for a right-turn lane on the east side of the proposed street. Crosby Court will be approximately 650 feet long and is located in the center of the site's frontage along SR 161. Crosby Court will have a five-foot sidewalk along the road and an eight-foot tree lawn. The pavement width will be 26 feet from back of curb. A right turn lane will be provided along the east side of the road for a pavement width of 37</p> | |

| Details | Preliminary and Final Plats |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Streets | <p>feet. The right-of-way at the intersection of Crosby Court and State Route 161 has been sized to accommodate the construction of a roundabout in the future if needed.</p> <p><i>State Route 161</i> The plat dedicates an additional 30 feet of right-of-way for SR 161 for a future total right-of-way of 140 feet. Both a right hand turn lane and a left turn lane will be constructed on State Route 161 at the intersection with Crosby Court. Bikepath will be required to be installed by the future lot owners on SR 161 as part of the site development.</p> <p><i>Houchard Road</i> The plat provides an additional 20 feet of right-of-way for Houchard Road for a total future right-of-way of 100 feet. No improvements are planned for Houchard Road. Bikepath will be required to be installed by the future lot owners Houchard Road as part of the site development.</p> |
| Lots | <p><i>Lot 1</i> Lot 1 is 9.338 acres and proposed in the northwest portion of the site. The lot will have 650 feet of frontage along SR 161 and 550 feet of frontage along Houchard Road. The lots also has 550 feet of frontage along Crosby Court. The front building lines are included on the plat and meet the West Innovation District zoning requirements for arterial street at 50 feet. The building setback along Crosby Court is 30 feet for a local street, which also meets Code. All other setbacks will be determined by the building height.</p> <p><i>Lot 2</i> Lot 2 is 10.35 acres and proposed in the northeast portion of the site. The lot will have frontage along Crosby Court, 550 feet and SR 161, 800 feet. Building setbacks are 30 feet along Crosby Court and 50 feet along SR 161. Lot 2 also includes a 60-foot easement along the southern property boundary to provide ingress and egress to the AEP substation. Utilities will also be accommodated within this easement. Easements are also proposed along the eastern site boundary, including electric and utilities.</p> <p><i>Lot 3</i> Lot 3 is 68.747 acres and includes the majority of the parcel. The lot will have approximately 2,000 feet of frontage on Houchard Road. Any future development of this lot will likely include a private drive off the Crosby Court cul-de-sac bulb in the northern portion of the lot. A 50-foot building setback is required along Houchard and shown on the plat.</p> |

| Details Preliminary and Final Plats | |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Preliminary Plat Contents | The Subdivision Regulations, §152.018, contain content requirements for preliminary plats. The requirements include general plat information, the detailed depiction of the existing site conditions, public street information, including street sections. |
| Plat Information | The proposed preliminary plat includes a vicinity map showing the general location of the subdivision as required. The proposed name of the plat is <i>Crosby Business Park</i> . |
| Site Conditions | The plat shows site conditions as described in this report. |
| Streets | The Subdivision Regulations require the preliminary plat to include the proposed street details. The applicant has provided sections for Crosby Court as described above. |
| Grading & Utilities | <p>The spot elevations and appropriate benchmark information is shown. The site generally drains from west to east towards a swale that exists in the adjacent Fishel Drive development. This property is in the South Fork Indian Run watershed. Any development on the proposed lots will need to accommodate the appropriate stormwater control measures to meet the requirements of Chapter 53 of the Dublin Codified Ordinances.</p> <p>A 12-inch water line exists on the south side of State Route 161 at the northeast corner of the property. This will be extended along State Route 161 to the west side of Crosby Court. An 8-inch water line will be installed along the west side of Crosby Court to provide adequate domestic water and fire protection.</p> <p>An 18-inch sanitary sewer exists at the northeast corner of the site. This sewer will be extended between lots 2 and 3 and across Crosby Court to provide adequate sanitary sewer service for this development.</p> |
| Open Space | Open Space dedication is not required with a commercial plat. |

| Analysis Preliminary and Final Plats | |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Process | The Subdivision Regulations identify criteria for the review and approval for a plat. Following is an analysis by Planning based on those criteria. |
| 1) Plat Information and Construction Requirements | Criterion met: This proposal is consistent with the requirements of the Subdivision Regulations and all required information is included on the plat. |

| Analysis Preliminary and Final Plats | |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2) Street, Sidewalk, and Bike path Standards Condition 1) | Criterion met with Condition: Street widths, grades, curvatures, and intersections comply with the appropriate Code Sections and Engineering requirements. Public streets meet City construction standards. The future lot owners along SR 161 will be required to install a bikepath along their frontage as part of the site development. |
| 3) Utilities | Criterion met: Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements. |
| 4) Open Space Requirements | Not applicable. |

| Recommendation Preliminary and Final Plats | |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approval | This proposal complies with the preliminary and final plat criteria and a recommendation to City Council for approval of this request is recommended with one condition. |
| Condition | 1) That the future lots owners install a bikepath along State Route 161 and Houchard as part of the future site development, subject to approval by Engineering. |

PRELIMINARY PLAT

If approved, the preliminary plat will be reviewed at a later date by City Council. If the Commission disapproves the preliminary plat, it must state its reasons for doing so. Approval of the preliminary plat is effective for 24 months and authorizes the developer to proceed with construction after meeting all Engineering requirements. The Commission and City Council will later review the final plat for each phase, generally after infrastructure is complete, to ensure that it conforms to the preliminary plat.

Review Criteria:

In accordance with Chapter 152, the Code sets out the following requirements as part of the platting requirements for the subdivision of land:

- 1) The proposed plat provides the minimum plat contents required by Sections 152.018(B) and 152.018(C);
- 2) The proposed plat will comply with all applicable subdivision improvement procedures as defined by Sections 152.035 through 152.053;
- 3) The proposed plat will provide required improvements as specified by Sections 152.065 through 152.072.